

CM Flannigan Motion Sheet
LDC Second Reading Amendments – February 7, 2020

[PROCESS]

Flannigan 1 - Expand the administrative Alternative Equivalent Compliance (AEC) process to allow for minor modifications, within a specified threshold, to Residential House-Scale site development requirements, such as setback, height or FAR, in order to achieve the City's housing goals in a context-sensitive manner.

Flannigan 2 - The administrative AEC process should allow some water quality controls, such as rain gardens, to be allowed in Parkland areas.

Flannigan 3 - The administrative AEC process should allow minor changes to impervious cover if the following improvements are included in the development: artificial grass surfaces, such as synthetic turf, that have a permeable backing that allows water to permeate the material and filter down to the soil; pervious concrete or porous pavement including patios, plaza, sport courts, or other non-walkway pedestrian surfaces; pervious technologies; unpaved portions of driveways including the unpaved portions of ribbon driveways; uncovered decks, including wooden and metal grate decks, that have drainage spaces between the deck boards or drainage spaces in the patterns and is located over a pervious surface; solar panels if located within an area considered pervious; and all areas and items currently excluded from impervious cover calculations as outlined in Section 1.8.1 – Calculations of the City's Environmental Criteria Manual.

Flannigan 4 - Provide greater flexibility for placement of the Water Quality controls on a site and establish a more efficient process whereby innovative and unique solutions may be presented and accepted for meeting the requirements.

Flannigan 5 - Create an open and transparent process to establish or alter rules in the Land Development Code and Criteria Manuals that best meet the policies and goals of the city. Rules should be vetted and approved cross-departmentally, independently and publicly reviewed, and provided to the City Manager for approval with a limited possibility of appeal to the City Council. The City Auditor should establish an independent board of appointed policy and subject matter

experts that are not City employees to hold public meetings, hear public comment, review and deliberate proposed rules.

[NON-ZONING]

Flannigan 6 - Allow for a proportional impervious cover bonus if an applicant provides oversized drainage infrastructure designed to collect rainwater and reduce stormwater runoff.

Flannigan 7 - Detention requirements should be more flexible in the Downtown area to encourage fee-in-lieu rather than onsite detention.

Flannigan 8 - Landscape buffering should be based on an objective and measurable goal and not based on subjective requirements such as “protecting property values”.

Flannigan 9 - Allow applicants to choose to dedicate bicycle or pedestrian pathways to create new mixed-use pathways through or between properties to enhance pedestrian and bicycle connectivity in order to satisfy a portion of parkland dedication requirements.

Flannigan 10 - Revise Ch. 23-7 (Signage) of Land Development Code Draft 2 to make no changes which would directly or indirectly limit off-premise signage. Including but not limited to adding any new language, provisions, sections, districts, or overlays which would in any way change any existing code with respect to off-premise signage. Ch. 23-7 should reflect current off-premise signage standards as exist under Ch. 25-10 (Sign Regulations) and staff should make no direct or indirect limitations to off-premise signage.

Flannigan 11 - The City Manager should initiate a separate public process for new off-premise signage requirements as discussed during the 8.22.2019 City Council Item 83.

[ZONING]

Flannigan 12 - Reduce front yard setbacks in Residential 3 (R3) Zone from 15' to 10' and Residential 4 (R4) Zone from 15' to 10' to facilitate a more pedestrian-friendly environment

Flannigan 13 - For R4 and RM1, ensure that a combination of house forms, such as multiple ADUs, will be allowed up to the total allowable number of dwelling units in the base zone.

Flannigan 14 - For the parking design requirements in the DC and CC zones, allow the headlight screening of a parking structure to be designed and constructed to provide a minimum of 70% opaque screening of the first 42" above the surface of a vehicle parking space oriented towards an adjacent lot or lot across a street, other than an alley, from the parking structure. Allow a Vegetated Wall meeting the requirements of the Functional Green Landscape section to be acceptable for meeting the requirements of headlight screening requirements for the purpose of achieving 70% opaque screening."

Flannigan 15 – Parking maximums for regional center zones (UC, CC, DC) should match the parking maximums as defined in Main Street zones for lots with frontage on a corridor or wholly or partially located within a center.